

Disclaimer

This document is a summary of participant discussions and presentations and does not represent the official policy or position of the U.S. Department of Urban Development (HUD).

Table of Contents

| | |
|--|-----------|
| Executive Summary..... | 1 |
| Introduction..... | 5 |
| Purpose..... | 5 |
| Scope of the Report..... | 5 |
| Session Goals..... | 5 |
| Importance of the Sessions With Respect to the HUD Housing Needs Study..... | 6 |
| Meeting Procedures..... | 6 |
| Session Topics..... | 7 |
| Outreach Session Outcomes..... | 9 |
| Crosscutting Themes..... | 10 |
| Priority Needs & Action Strategies as Identified by Participants..... | 12 |
| Topic #1: Choice In Housing Type and Design..... | 13 |
| Topic #2: Sustainable Community Development and Infrastructure..... | 15 |
| Topic #3: Community Wellness and Environmental Health..... | 16 |
| Topic #4: Leveraging Funding and Finance..... | 19 |
| Topic #5: Housing as an Engine of Economic Development..... | 21 |
| Topic #6: Creating Energy Programs for Community Sustainability..... | 23 |
| Model Approaches/Success Stories..... | 24 |
| Comments and Recommendations Regarding the HUD Housing Needs Study..... | 28 |
| Household Survey..... | 29 |
| Housing Entity Survey..... | 32 |
| Tribal Leader Survey..... | 33 |
| The Most Important Thing to Keep in Mind about the HUD Housing Needs Study.... | 35 |
| Appendices..... | 39 |
| A. Session Agenda..... | 39 |
| B. Breakout Presentations by Regional Representatives..... | 41 |
| B. Participant List..... | 67 |

Executive Summary

Introduction

The Department of Housing and Urban Development (HUD), Office of Native American Programs, (ONAP) held seven Native Housing Needs Outreach Sessions (“Outreach Sessions”) from December 1, 2010 through March 24, 2011.

This was the last of seven facilitated regional sessions:

| | |
|--------------------------------|-----------------------------|
| <i>Denver, Colorado</i> | <i>December 1-2, 2010</i> |
| <i>Reno, Nevada</i> | <i>December 14-15, 2010</i> |
| <i>Honolulu, Hawaii</i> | <i>January 12-13, 2011</i> |
| <i>Oklahoma City, Oklahoma</i> | <i>January 26-27, 2011</i> |
| <i>Hollywood, Florida</i> | <i>February 23-24, 2011</i> |
| <i>Seattle, Washington</i> | <i>March 2-3, 2011</i> |
| <i>Anchorage, Alaska</i> | <i>March 23-24, 2011</i> |

The two day session encouraged an exchange of ideas leading to identification of key problem areas and barriers to affordable, sustainable housing in Indian Country, strategies for improvement and change, and identified tribal model approaches. ONAP’s goal for the outreach sessions was to expand the definition of housing need to the more encompassing concept of tribal need to create greater community and economic sustainability; thus creating greater opportunities for affordable housing as well as homeownership.

The session also served as an introduction of first steps to HUD’s Assessment of Native American, Alaska Native, and Native Hawaiian Housing Needs (“HUD Housing Needs Study”), and provided participants the opportunity to comment on the study’s survey design. Staff from HUD’s Office of Policy Development and Research (PD&R) presented an overview of the study and participated in a question and answer session about the study.

Outreach efforts for the session focused on tribal leaders, tribal housing authorities and other stakeholders including federal agencies, state agencies, private sector, and non-profit organizations.

Stakeholders were primarily from Alaska. A total of 141 attended the sessions: Housing Authority (64), Government Agency (33), Tribe (18), Alaska Native (12), Non-Profit (7), Unknown (4), Private Sector (3). A list of attendees is located in Appendix B.

The Outreach Sessions were designed to maximize the amount of time participants had to discuss issues within a small group setting and provide feedback to a session facilitator. Five
Housing Needs Study Preparation and Outreach – Anchorage, Alaska (March 23-24, 2011)
Consumer & Market Insights, LLC – C-DEC-02412/T0003

national topics and one regional topic were developed in cooperation with regional housing associations. These formed the breakout sessions.

The breakout sessions for the Alaska Outreach Session are:

- Choice in Housing Type and Design
- Sustainable Community Development and Infrastructure
- Community Wellness and Environmental Health
- Leveraging Funding and Finance
- Housing as an Engine of Economic Development
- Creating Energy Programs for Community Sustainability

Each of the breakout sessions began with a presentation by guest presenter on some initiative related to that topic area. Then participants worked together to develop a profile of community and economic need for the breakout topic. This included: prioritizing the need, defining barriers to addressing the need, developing strategies to overcome barriers, and identifying resources and entities for implementation. On the afternoon of the second day, HUD facilitated breakout sessions to address the second goal of the outreach session, to get tribal feedback on the HUD Housing Needs Study.

Key Results from Breakout Session Discussions

Although the participants dealt with a disparate set of topics and problems their prioritizations indicated a number of key themes or messages. These included:

- The uniqueness and severity of the challenges faced by communities in rural Alaska. These range from environmental clean-up, high energy costs, and cultural traditions that often do not match the assumptions of Federal programs.
- The impact of high energy costs on virtually all aspects of program operations in Alaska. This impacts the ability to utilize considerable amounts of their funding for normal support activities such as rehabilitation of current units.
- Concern about the level of cooperation and support between the communities in Alaska. There was considerable comment on apparent “walls” between communities and an inclination not to share information and/or resources.
- The need for federal programs both to simplify and standardize their application and implementation processes. In addition, these programs need to understand the special conditions faced by communities in Alaska and adjust their program regulations accordingly.

Key Recommendations for the HUD Housing Needs Study

Session participants were asked to provide comment on the outreach approach and survey questions to be used in the HUD Housing Needs Study. As a reference, participants were provided copies of the surveys used in the last Indian Housing study, conducted in 1996 and were asked to provide recommendations on the appropriateness, relevance and scope of the questions.

Study Design and Outreach to Tribes

- Provide all tribes with a copy of the Congressional mandate for the study.
- Provide notification way in advance, and take into account possible scheduling conflicts at many locations.
- Implement a wide-reaching, ongoing marketing campaign.

Household Survey

- Make sure that survey documents key health/safety issues in homes.
- Consider adding questions relating to recent changes in climatic conditions and their impact.
- Document how much it costs a household to maintain the home including cost of heating.
- In Alaska on/off reservation questions are not really appropriate. Perhaps use rural vs. urban.
- Incorporate some questions that get at overcrowding/homelessness.
- On the whole there may be a need to have an Alaska version of the survey instrument that uses appropriate terminology.

Tribal Leader Survey

- Get some data on differences from very remote communities versus urban communities.
- What is the impact of local pay scales for ability to maintain homes?
- Get some data on people in transition – rural to urban and vice versa.
- Obtain some data on what is working in local communities, particularly rural communities.

Housing Entity Survey

- In Alaska please note that most communities do not have “trust land” but rather “protected land.”
- Obtain information on any available units that are not being occupied.
- Note that in some small communities there may be more than one tribe (issue of some phantom villages).
- Obtain data on the administrative capacity of the Housing Entity, particularly for small communities.
- Obtain information on any preference systems the Housing Entity may employ.

Report Format

The following report: 1) provides additional detail on the structure and the topics discussed during the outreach session; 2) provides an analysis of common themes that cut across the two days of the session; 3) presents the key needs and action strategies developed by participants at the outreach session; 4) provides model activities as identified by participants; and 5) provides detailed comments on the HUD Housing Needs Study.

Introduction

Purpose

This document is the Proceedings Report of the March 23-24, 2011, Alaska Native American Housing Needs Assessment Outreach Session (“outreach session”). This was the last of seven facilitated regional outreach sessions to provide participants the opportunity to:

- **Tell the story of Indian Country.** Housing needs have broadened with emerging concerns about sustainability, healthy/green communities and housing’s role in economic and community development. Help create new baselines and definitions of housing needs for tribal communities.
- **Create strategies for action and change.** Work in structured, interactive breakout sessions with tribal representatives and public and private stakeholders on issues, barriers and actions to develop innovative approaches to sustainable communities and economies.
- **Learn about the Native American Housing Needs Study mandated by Congress.** Have your input in the study assessment approach and structuring of questions. Hear how tribal communities can benefit from participating in such an important study.

This Session encouraged an exchange of ideas leading to identification of key problem areas and barriers to affordable, sustainable housing in Indian Country and, ultimately, recommendations for improvement and change.

Scope of the Report

This report focuses on highlights the results of participant discussions, ideas, and recommendations from plenary and breakout sessions. This captures, in summary form, what participants said and recommended with respect to both their identification of housing needs and action strategies, as well as comments and recommendations relating to the HUD Policy Development and Research (PD&R) Assessment of Native American, Alaska Native, and Native Hawaiian Housing Needs Study (“HUD Housing Needs Study”).

Session Goals

1. To reach out to Alaska Native leaders, Alaska Native housing authorities and other key stakeholders to seek their input on housing needs and to generate a discussion on the impact housing development has on local communities and economies.
2. To engage Alaska Native housing stakeholders, including federal agencies, private sector, non-profit, and state entities to examine barriers and develop action strategies needed to create affordable housing opportunities as well as sustainable communities and economies.

3. To discuss the HUD Housing Needs Study and to solicit recommendations on the implementation of the study.
4. To provide a forum that generates a participatory environment to allow all Native American, Alaskan Native and Native Hawaiian housing stakeholders to offer their perspective of native housing needs.

Importance of the Session With Respect To the HUD Housing Needs Study

The purpose of the HUD Housing Needs Study is to meet the Congressional mandate for a study of the housing needs of Native Americans. In addition to examining housing needs, the study will examine overall population characteristics, geographic locations, and economic conditions of the population.

In this light, this session assisted in serving the following objectives:

- To inform participants about the scope and design of the study, the importance of community and individual participation, and the benefits of a new and accurate assessment of housing need.
- To review the study's outreach plan and to obtain stakeholder's advice on planning and implementing the study.
- To review and solicit feedback for survey questions, as well as identify what the stakeholders want to learn from the survey.
- To further improve and target the research design of the study.

Meeting Format

The meeting included six plenary sessions:

1. An introductory session that included an overview of the HUD Housing Needs Study and general session guidelines.
2. A presentation of key housing needs and priorities for all six Day One breakout sessions.
3. A Day Two kickoff session on common themes and Day Two "Road Map."
4. Presentation of action strategies for all six Day Two breakout sessions.
5. Closing session on workgroup presentations regarding the HUD Housing Needs Study and next steps in the outreach process.

Two-thirds of the two-day meeting was devoted to breakout sessions to maximize the opportunity for participant interaction and sharing of issues and solutions. These were organized into three building blocks:

1. Discussion of housing needs, issues, and barriers – including group identification of priority concerns from the menu of breakout topics.
2. Discussion of action strategies on housing needs.
3. Review of questions from previous Housing Needs Assessment Surveys and ideas to improve the survey design and questions.

Session Topics

The following page provides a copy of the breakout session topics for the Outreach Session.

Alaska Native Housing Needs Outreach Session Breakout Session Topics

| Discussion Topic | Description | Sub-topics |
|---|---|--|
| Choice in Housing Type and Design | Affordable housing design has changed over the past decade. This session will explore the development of a broad spectrum of housing choices to address community and family needs as well as cultural, climate and environmental considerations. | <ul style="list-style-type: none"> • Subsidized/Non-Subsidized rental units • Homeownership/Above income households • Independent living elderly housing • Supportive housing for the disabled, homeless, and elderly • Transitional housing • Housing size and design for singles, families, and extended families • Creative and sustainable site planning • Incorporating cultural principles in housing choices |
| Sustainable Community Development and Infrastructure | Through community planning, housing activities can be coordinated with community, economic and infrastructure development to achieve sustainable and vibrant communities. This session will explore the effective local approaches to sustainable community and housing development. | <ul style="list-style-type: none"> • Community land use policies and community planning • Community housing land trusts • Water, sewer, and sanitation • Transportation infrastructure and roads • Energy infrastructure • Community facilities (e.g., schools, community centers, etc.) • Rehabilitation and maintenance of existing structures • IT/Communication Infrastructure • Legal Infrastructure (e.g., building codes) |
| Community Wellness and Environmental Health | There is an emerging recognition that health, safety, and environmental issues are essential to sustaining communities. This session will discuss measures to enhance the health and safety of communities. | <ul style="list-style-type: none"> • Maintaining/recovering a safe, healthy, sustainable environment • Integrating "green" concepts into housing construction • Availability of adequate health and education facilities • Public safety concerns (police, fire protection, etc.) • Hazard protection (floods, forest fires, evacuation centers, emergency access and evacuation, etc.) • Protecting community natural and cultural resources • Mitigating interior and exterior air quality problems • Integrating cultural principles into community development |
| Leveraging Funding and Finance | Federal housing grants have not kept up with increasing costs and changing community needs. This session will discuss leveraging strategies to make the most of housing resources. | <ul style="list-style-type: none"> • Access to credit/capital • Financial Institutions and their role in the community • Facilitating/leveraging public and private financial resources • Reinvestment of financial resources in housing and community development • Building individual and community assets |
| Housing as an Engine of Economic Development | There is a strong connection between the housing and economic development. This session will focus on how housing programs can be an integral part of community economic development. | <ul style="list-style-type: none"> • Business development resources and financing • Creating economic development institutions within the community • Investing in human capital/capacity building • Developing a "business plan" approach for tribal economic development • Developing and supporting local businesses • Housing's role in community development corporations • Housing as an economic development resource • Creating job opportunities for local residents |
| Creating Energy Programs for Community Sustainability | In the past community development and planning was based on the availability of cheap and abundant energy resources. Increasing energy costs now threaten the sustainability of communities and families. This session will explore the two prong energy strategy of reducing energy consumption and increasing production of renewable energy. | <ul style="list-style-type: none"> • Reducing Energy Consumption <ul style="list-style-type: none"> ◦ Reducing Energy Consumption in buildings ◦ Lighting ◦ Heating ◦ Ventilation ◦ Design and site considerations ◦ Resident training • Reducing Energy Consumption in shipping and transportation • Increasing Energy Production from Renewable Energy Sources: Wind, Solar, Geothermal |

Outreach Session Outcomes

This section provides a synthesis and analysis of common themes, action/strategies, and considerations regarding implementation of the national housing study. This section represents a compilation of the results of breakout topic discussions as derived from a combination of PowerPoint slides as well as detailed note-taker notes, and a compilation of written comments by participants on what they felt was most important regarding implementation of the HUD Housing Needs Study.

- **Crosscutting Themes** – This represents common or crosscutting themes from day one discussions.
- **Priority Needs by Topic** – A summary of priority needs by topic developed during the day one breakout sessions.
- **Actions/Strategies by Challenge/Issue** – A summary of the actions and strategies to challenges/issues as presented by participants.
- **Model Approaches/Success Stories** – Model approaches/success stories recognized by participants that could serve as examples to other Native communities.
- **Comments and Recommendations Regarding the HUD Housing Needs Study** – A summary of participant comments/questions on HUD Housing Needs Study outreach design and survey questions.

Crosscutting Themes

Listed below is a set of crosscutting themes that were discussed at the Outreach session. The lead facilitator observed these themes at both the breakout session discussions and the plenary session reports during day one. These themes were presented by the lead facilitator on the day two morning plenary session of the Alaska Needs Assessment Outreach session as follows:

1. **Old World, New World** – Participants emphasized the need to recognize “our way” where housing is in the embrace of culture and a different world in the Native Alaska setting. This is also reflected in the need to listen to communities first, recognizing that they have a history of being a subsistence society. There is also a recognition of learning new life skills and new knowledge that includes education in business and basic home maintenance skills for elders.
2. **The Cost of Getting There** – With Alaska’s vast distances and isolated communities, it is not just the cost of barge or air transport to get materials for housing and community development, but also the cost of getting services to villages. This ranges from professional advisors to assist in planning and financing to appraisers or accountants to fly in. It is not only the cost of getting there but also getting out for necessary education and networking vital to building a sustainable community.
3. **Not the Lower 48** – The rules, expectations, models and systems that work for communities in the Lower 48 do not necessarily apply in Alaska, especially “bush” Alaska. This is not only physical systems and infrastructures (e.g., energy, roads, water, and sewer) but also organizational capacity and access to services.
4. **Not the Same Formula** – This is a variation on theme three above but relates directly to funding. Normal funding caps should not apply to Alaska because of the cost factors cited above. Also, population or land-based funding formulas are inappropriate in dealing with isolated villages with extreme needs and severe resource limitations.
5. **Nobody in the Bush** – This is a variation on theme, two “The Cost of Getting There.” Access to professional and technical resources, is compounded by distances, weather, and seasons of traditional practices such hunting and fishing. This is a form of double jeopardy, where the season that is best to travel for services and technical/educational support is also the time villagers leave the community for hunting, fishing, and gathering. This means training and certifying from within the community as well as limited access to plumbers, credit counselors, finance/banking specialists, inspectors, appraisers, etc.
6. **New Definition of Capacity** – Capacity includes fostering new skills for local leadership, as well as providing residents or tenants with tools and education to deal

with everything from repairs to credit and business. In this sense, capacity is dealing with insufficient housing staff and providing new learning tools for all members.

7. **Housing Choice: Right and Wrong Models** – This includes inappropriate designs (like those that omit spaces like cold rooms for fish and game, inappropriate housing size and inappropriate urban appraisal models. Again, the Lower 48 models do not apply. Wrong models may result in housing where tenants will not move in or stay.
8. **Differing Templates for Sustainability** – As one leader stated, if you overlay a map of Alaska across the Lower 48, the extremes of distance and variety of community settings force a rethinking of templates or concepts of sustainability. Alaska is dramatically different from region to region and village to village, which requires a variety of planning and development templates or model approaches to community and economic sustainability, compounded by a general lack of energy and transportation infrastructure. In spite of barriers of isolation of resource constraints, some Alaskan communities are succeeding in accessing and orchestrating a variety of public and private resources to build sustainable communities.
9. **What is Value?** – The normal values of property and ownership are complicated by owning in a traditional or aboriginal sense that is not legal title or recorded deeds. In this tradition, the home, as an asset, may be passed on verbally or in a family sense. Also, personal value focuses on traditional skills and the ability to adapt to severe climate change.
10. **The Housing-Economy Mismatch** – Creating sustainable communities with an economic base and jobs is a special challenge for Alaska Natives. Making the transition from the 1937 Housing Act housing to rental payments, homeownership, and long-term credit commitments is compromised by lack of income or economic opportunity.

Priority Needs and Action Strategies as Identified by Participants

This consolidates the breakout topic PowerPoint presentations prepared by Session participants into key issues or challenges and the actions and/or strategies proposed to resolve the issue/challenge. Copies of the actual presentations were sent to participants shortly after completion of the Alaska Outreach session and may be obtained by contacting Bill Zachares, Administrator, HUD Alaska Office of Native American Programs, Anchorage, Alaska 99503, (907) 677-9860, bill.zachares@hud.gov.

| Priority Needs by Breakout Topic | |
|---|---|
| Breakout Session | Key Needs |
| Choice in Housing Type and Design | <ul style="list-style-type: none"> • Culturally appropriate independent living/elderly housing • Housing size and design for singles, families, and extended families • Education • Financing Practices |
| Sustainable Community Development and Infrastructure | <ul style="list-style-type: none"> • Funding and finance • Water, sewer and sanitation • Transportation infrastructure and roads |
| Community Wellness and Environmental Health | <ul style="list-style-type: none"> • Mitigating interior and exterior air quality problems • Integrating cultural and economic principles into community development • Maintaining/recovering a safe, healthy, sustainable environment • Integrating appropriate “green” concepts into housing construction |
| Leveraging Funding and Finance | <ul style="list-style-type: none"> • Access to credit/capital • Facilitating/leveraging public and private financial resources • Building individual and community assets |
| Housing as an Engine of Economic Development | <ul style="list-style-type: none"> • Leadership development (long-term vision) • Investing in human capital/capacity building • Developing a “business plan” approach for tribal economic development • Housing as an economic development resource • Developing and supporting local businesses |
| Creating Energy Programs for Community Sustainability | <ul style="list-style-type: none"> • High cost of transportation for energy and other materials in rural Alaska • Need for tenant/homeowner education about energy efficiency and how their behaviors impacts energy efficiency • Lack of Regional Energy Plans |

Actions/Strategies by Challenge/Issue

Topic 1: Choice in Housing Type and Design

Affordable housing design has changed over the past decade. This session explores the development of a broad spectrum of housing choices to address community and family needs as well as cultural, climate, and environmental considerations.

| Priority Need: Culturally Appropriate Independent Living/Elder Housing | |
|--|---|
| Challenge/Issue | Actions/Strategies |
| Financing | <ul style="list-style-type: none"> • Strategic planning – long range vision; include/reference in grant applications; developed with local government, tribes, and all related entities. • Coordination of interagency funding (new and existing). • Streamlined application process for housing and related/necessary services (e.g. health). • Embedded links/automated process OLE (Object Linking and Embedding). • Mentors/partners. • Elected representative assistance. • Demonstrate capacity to administer grants. • Information sharing forums. |
| Licensure requirements | <ul style="list-style-type: none"> • Apprenticeship program for journeymen electricians and plumbers. • Improve coordination between Indian Health Service and local health providers and housing authorities. • Regulatory reviews (eradicate 'catch 22s'). • Identify target population and demonstrate intent from multiple agencies to impact. • Universal federal recognition of Tribally Determined Wage rates. |
| Nearby/onsite supportive housing | <ul style="list-style-type: none"> • Allowance of small percentage of units in multifamily dwelling for transient occupancy (family, hospice workers, etc.) with federal funding. • Modules to add-on to existing Elders' homes or their extended family. • Flexibility in federal funding. • Policies/procedures that respect values and culture of maintaining extended family units/community without overcrowding. • Sliding scale rather than completely income contingent. |

| Priority Need: Housing Size and Design for Singles, Families, and Extended Families | |
|--|---|
| <i>Challenge/Issue</i> | <i>Actions/Strategies</i> |
| Preventative and ongoing maintenance | <ul style="list-style-type: none"> • Ensure funding for maintenance (long term affordability). • Maintenance in design. • Educate owners. • Coordinate with licensed professionals for interchangeable/preferred materials (standardization). • Certify and train local tribal members in standard products. • Modernization department (shared service among housing authorities). • Traveling maintenance staff. |
| Priority Need: Education | |
| <i>Challenge/Issue</i> | <i>Actions/Strategies</i> |
| Retention | <ul style="list-style-type: none"> • Service agreement (contract) for period of performance following training and certification [incentives/disincentives]. |
| Priority Need: Financing Practices | |
| <i>Challenge/Issue</i> | <i>Actions/Strategies</i> |
| Rural perspective | <ul style="list-style-type: none"> • Train local tribal members to perform appraisal, inspector services. <ul style="list-style-type: none"> ◦ Provide incentive, offer cross-training. • Cost subsidies for rural services. • Education perspective of rural setting. |

Topic 2: Sustainable Community Development and Infrastructure

Through community planning, housing activities can be coordinated with community, economic, and infrastructure development to achieve sustainable and vibrant communities. This session explores the effective local approaches to sustainable community and housing development.

| Priority Need: Funding and Finance | |
|---|--|
| Challenge/Issue | Actions/Strategies |
| There are insufficient funds to meet infrastructure needs | <ul style="list-style-type: none">• Regional Clearinghouse for staging project and other opportunities to leverage resources, and shared resources.• Coordination of groups and villages to buy in bulk – better prices through volume.• Gap or shock insurance.• Focus on state contribution (as the Federal situation gets tighter).• Re-examine match fund approach and formulas – it holds back a lot of opportunities. |
| Getting better value out of contracting | <ul style="list-style-type: none">• Identification of best practices in Force Accounts.• Improve project performance to deal with contractors who do not perform.• Example: Small Business Administration bonding guarantee program (bid and performance bond).• Retainage in contracts (best practices). |
| There needs to be better coordination of federal and other sources of funding | <ul style="list-style-type: none">• Establish/expand a federal coordinating group to deal with issues such as:<ul style="list-style-type: none">○ Indian Health Service sewer funds cannot be coordinated with some HUD monies (in appropriations).○ Improve process so projects are done when they are supposed to be done.○ Re-examine matching fund approach and formulas – it holds back a lot of opportunities.○ Flow of funding circumvents the villages – goes to engineers. |

Topic 3: Community Wellness and Environmental Health

There is an emerging recognition that health, safety, and environmental issues are essential to sustaining communities. This session discusses measures to enhance the health and safety of communities.

| Priority Need: Mitigating Interior and Exterior Air Quality Problems | |
|--|---|
| Challenge/Issue | Actions/Strategies |
| Education - Lack of awareness by homeowner. Housing authorities, builders assume people know things; don't know questions to ask. Builders think they do know; Elders may need more help | <ul style="list-style-type: none">• Provide basic class showing homeowners where things are and how they work plus contact information; follow-up is very important: monthly for 6 months; seasonal; annual. Build technical competency for housing inspectors – HUD standards?• Coordinate with local healthcare providers. |
| More people than the house is designed for – outgrowing the home | <ul style="list-style-type: none">• In the future, build homes with two master bedrooms; rehab to co-op housing, multigenerational housing; improve ventilation HVAC (turn it on); awareness of housing stock to reduce crowding. |
| Poor quality of air next to village – dumps-burn barrels, burning wood furnaces ; dirt roads, lack of adequate trash disposal | <ul style="list-style-type: none">• Community planning, involvement of outside agencies for new landfills and lagoons. |
| High cost to evaluate impact of activities on community air quality | <ul style="list-style-type: none">• Educational process/principles how to site homes (e.g., wind blowing from dumps); technical assistance on designing and siting homes. |
| Lack of community planning/ input/listening to the community/codes and standards/ infrastructure(see above) | <ul style="list-style-type: none">• Value of integrating (blending) indigenous ways with resources available – communication. |

| Priority Need: Integrating Cultural and Economic Principles into Community Development | |
|---|--|
| Challenge/Issue | Actions/Strategies |
| Integrating workforce development, apprenticeship, training: <ul style="list-style-type: none"> • Job opportunities aren't there for people who get training • Less expensive to bring people in versus hiring people from the community • Tribally designated wages versus federally required wages | <ul style="list-style-type: none"> • Alaska Housing Finance Corporation – extra points to compete for funding if you include an apprenticeship program. • Include extra funds for using Alaska hired workers. • Shared or cross-village expertise – send crews where there is work. |
| No coordination across funding sources for housing, water & sewer, clinics, schools; good intentions with no communication/partnering to get tasks done timely, cost effectively | <ul style="list-style-type: none"> • HUD to be the lead agency to work with others to develop standards that cross over Public and Indian Housing plus U.S. Department of Agriculture, Environmental Protection Agency, Community Development Block Grant. |
| Communities are intimidated by complexities, multiple languages, consensus, politics | <ul style="list-style-type: none"> • Leverage regional/state knowledge to learn from each other how to do things – breakdown silos. |
| Funding may not match need – community doesn't want what funding is designated for | <ul style="list-style-type: none"> • Community plans incorporated into allocation of resources; identify multiple funding sources that apply to Alaska. |
| Contractors don't always consider cultural needs, relevance of how people live | <ul style="list-style-type: none"> • Hire local when possible; know the culture; crew of apprentices; educate contractors. |
| Federal funding and grant funding is very prescriptive, doesn't accommodate culture (fish, moose, seals, caribou work areas) | <ul style="list-style-type: none"> • Acknowledgement from federal funders, not penalized. |
| Rigid geographic boundaries: <ul style="list-style-type: none"> • Working/collaborating together isn't common practice. • Fear of letting others in pushes 'us' out. • Territorial, no sharing of success stories across the | <ul style="list-style-type: none"> • Alaska Federation of Natives is largest gathering of Alaska Natives – include housing as part of their conference. • Collaborate with EPA/HUD on success stories – talking circles. |

| | |
|--------|--|
| state. | |
|--------|--|

Topic 4: Leveraging Funding and Finance

Federal housing grants have not kept up with increasing costs and changing community needs. This session discusses leveraging strategies to make the most of housing resources.

| Priority Need: Access to Credit/Capital | |
|---|---|
| Challenge/Issue | Actions/Strategies |
| Need more Low Income Housing Tax Credit (LIHTC) allocations in Alaska | Convene a statewide Native/rural Low Income Housing Tax Credit Summit to include: <ul style="list-style-type: none"> • A strategy session to review how tax credits are allocated to Native projects and explore why projects can't be just Native. • An educational component and peer training session to build capacity of recipients to manage tax credit projects. |
| Need to adjust HUD income limits in Alaska | <ul style="list-style-type: none"> • Research who at HUD sets income limits and determine why they are inverted between rural and urban areas, explore doing survey. • Convene meetings with HUD (field staff then HQ) and Census Bureau. |
| Need to build administrative capacity | <ul style="list-style-type: none"> • Expand more training opportunities, include management training for Housing Authorities and Tribes to build their capacity to access and manage credit and capital. • Share written best practices in financial management, online with a Listserv (internet communications software). • Provide Human Resource training to improve hiring practices with goal of better staff retention. |
| Need to help families improve creditworthiness | <ul style="list-style-type: none"> • Expand opportunities for credit counseling for families to help them understand and build credit. <ul style="list-style-type: none"> ○ Look for third party providers. ○ Needs to have Native focus. ○ Need community buy-in. |
| Need to resolve deed of trust issues | <ul style="list-style-type: none"> • Conduct study of land and title recording issues in Alaska. |
| Streamline regulations from multiple funding sources | <ul style="list-style-type: none"> • Organize meeting between federal agencies to discuss creating a Memorandum of Understanding to give one set of regulations precedence in certain scenarios. |
| Priority Need: Leveraging Resources | |
| Challenge/Issue | Actions/Strategies |
| Need collaboration to address energy costs | <ul style="list-style-type: none"> • Department of Energy should work more closely with federal agencies to improve weatherization and energy efficiency measures in housing. • Organize forum and peer training for Housing Authorities to share energy efficiency successes. |

| Priority Need: Building Assets | |
|---|--|
| <i>Challenge/Issue</i> | <i>Actions/Strategies</i> |
| Need education on homeownership as asset | <ul style="list-style-type: none"> • Provide model presentation for Housing Authorities and corporations to modify and deliver in their communities explaining the importance of homeownership, deed of trusts and clear title, including benefits like home equity, conveying to heirs, etc. |
| Need to expand financial education | <ul style="list-style-type: none"> • Expand financial education opportunities to improve financial management skills. |
| Need education Individual Development Accounts | <ul style="list-style-type: none"> • Provide more education about how to fund and operate Individual Development Accounts appropriate for Alaska Native communities. |
| Need to expand community involvement and buy-in | <ul style="list-style-type: none"> • Tribes and stakeholders should organize more community meetings to involve community members and educate about importance of input in planning process. |

Topic 5: Housing as an Engine of Economic Development

There is a strong connection between the housing and economic development. This session focuses on how housing programs can be an integral part of community economic development.

| Priority Need: Leadership Development (Long-term Vision) | |
|--|--|
| Challenge/Issue | Actions/Strategies |
| Stability of leadership/council | <ul style="list-style-type: none">• Cultural change in the approach to leadership.• Use elders to teach traditional approach to leadership.• Youth and elders share the conflict and resolution resulting from change.• Teach core traditional values of the culture/village with modern technologies.• Tribal Council to use its inherent power to bring forth change.• Support women in leadership roles. |
| Community buy-in/vision | <ul style="list-style-type: none">• Have a “vision” to present.<ul style="list-style-type: none">○ Identify partners/stakeholders in the community.○ Draft a proposed community plan (through Comprehensive Economic Development Strategy process) or Vision○ Revise the draft plan or vision as necessary.• Plan/vision is embodied in resolution and changed as needed• Report out to community. |
| Statewide communication between leaders | <ul style="list-style-type: none">• Broader sharing and interaction between leadership and TDHEs using newsletters, websites, or periodic meetings.• Collaboration between different groups within the region through regional non-profit.• Maximize the benefits for tribal members, regional stakeholders, tribal and municipal organizations by meeting on a regular basis. |

| Priority Need: Investing in Human Capital/Capacity Building | |
|--|---|
| <i>Challenge/Issue</i> | <i>Actions/Strategies</i> |
| Personnel training, i.e., college course, skill development | Access to training and funding: <ul style="list-style-type: none"> • Exercise self-governance. • Cross training. • A regional/tribal work force development plan. • Solid educational foundation for youth through high school. • Training in basic construction skills, including certification for electrical/plumbing, etc. |
| Retraining an already trained staff | <ul style="list-style-type: none"> • Provide adequate compensation. • Maintain continuing education. • Supportive work environment. • Provide upward mobility. • Reward for performance. |
| Infrastructure to support efforts | <ul style="list-style-type: none"> • Improve connectivity with internet. • Develop management and financial systems. |
| Priority Need: Developing a “Business Plan” Approach for Tribal Economic Development | |
| <i>Challenge/Issue</i> | <i>Actions/Strategies</i> |
| Planning grant <ul style="list-style-type: none"> • Lack of capacity to chase grants • Lack of adequate grant funding • Lack of funds for match | <ul style="list-style-type: none"> • Convince members of the need for a long term plan. • Develop in-house capacity to develop and execute the plan. |
| Dream big | <ul style="list-style-type: none"> • Have high expectations. • Do not accept the status quo. • Where are you or where do you want to be in the future. • Maximize utilization of resources. • Exposure to new ideas. |
| Sustainability | <ul style="list-style-type: none"> • Long-term planning. • Develop transition plan from grant to grant. • Financial feasibility. |

Topic 6: Creating Energy Programs for Community Sustainability

In the past community development and planning was based on the availability of cheap and abundant energy resources. Increasing energy costs now threaten the sustainability of communities and families. This session will explore the two prong energy strategy of reducing energy consumption and increasing production of renewable energy.

| Priority Need: High Cost of Transportation for Energy, Goods and Other Materials in Rural Alaska | |
|---|--|
| Challenge/Issue | Actions/Strategies |
| <ul style="list-style-type: none"> Inadequate use of local resources | <ul style="list-style-type: none"> Make inventory of traditional local energy resources and possible impediments. Identify new or potential local energy resources. Prioritize which local resources to develop first. Identify community or Tribal Council Member to take on role of local energy coordinator to facilitate this goal. |
| <ul style="list-style-type: none"> Limited investment in alternative energy systems | <ul style="list-style-type: none"> Seek funding through grant resources such as Indian General Assistance Program (IGAP), U.S. Department of Agriculture, Department of Energy, HUD. |
| <ul style="list-style-type: none"> Lack of community initiative and direction | <ul style="list-style-type: none"> Promote coordination between communities in the region (develop regional energy plan). Identify consultants/technical experts to assist with executing plan. Community can develop parallel a strategy to address local materials, goods, and services. |
| Priority Need: Tenant/Homeowner/Community Education About Energy Efficiency and How Their Behavior Impacts Energy Efficiency | |
| Challenge/Issue | Actions/Strategies |
| Lack of data information at community level about energy efficient behaviors and materials | <ul style="list-style-type: none"> Identify local community representative to locate and disseminate information about energy efficiency. Identify grant resources such as Indian General Assistance Program, Indian Housing Block Grant, tribal Department of Energy. Disseminate available information on energy efficiency. Develop community newsletter on energy efficiency. Provide workshops on weatherization, cost saving tips, etc. Provide incentives to reward reduced energy consumption and energy efficient upgrades. |
| People may not realize cost of energy | <ul style="list-style-type: none"> Develop incentives for lower energy use. |

Model Approaches/Success Stories

During the second day breakout sessions on action strategies, participants identified model approaches or success stories relating to a challenge/issue. These are compiled below by breakout session topic.

| Topic 1: Choice in Housing Type and Design | |
|---|--|
| Challenge/Issue | Model Approach/Success Stories |
| Financing | <ul style="list-style-type: none"> • USDA “one stop shop” of funding information from federal and local sources (person) [past resource] • Grants.gov • Elder Council to gain buy-in • Five-tribe consortium for funding (Community Development Block Grants, NAHASDA, Denali Commission, Rasmussen Foundation and Alaska Housing Finance Corporation) and buy-in |
| Licensure requirements | <ul style="list-style-type: none"> • Grant partnerships with universities (ASA) to obtain certifications for personnel: currently in place for construction personnel • Force Account (Tribally Determined Wage Rates - NAHASDA funding) • Alaska Seniors and Disabilities (ASDM) for policies/procedures development and general assistance for Elders • Classes at Alaska Bureau of Licensing • HUD Rural Innovation Fund |
| Nearby/Onsite supportive housing | <ul style="list-style-type: none"> • USDA-Rural Development (USDARD) funding for housing for medical professionals- Sheldon • Mixed income developments |
| Preventative & Ongoing Maintenance | <ul style="list-style-type: none"> • Backup heating system • Standard parts stocked |
| Rural Perspective | <ul style="list-style-type: none"> • Energy rating services already have some cost subsidies • International resident code |

| Topic 2: Sustainable Community Development and Infrastructure | |
|---|---|
| <i>Challenge/Issue</i> | <i>Model Approach/Success Stories</i> |
| There are insufficient funds to meet infrastructure needs | <ul style="list-style-type: none"> • New Mexico example of establishment of a tribal infrastructure fund. • Kwinhagak example of housing and school system coordinating resources. |
| Getting better value out of contracting | <ul style="list-style-type: none"> • Barrow example being explicit in contracting language. |
| There needs to be better coordination of Federal and other sources of funding | <ul style="list-style-type: none"> • One of the Denali Commission's goal was to coordinate – potential jumping off point. • Previous Memorandum of Understanding between HUD and IHS and tribes. • Federal gas line coordinator as a model of integration. |
| Topic 3: Community Wellness and Environmental Health | |
| <i>Challenge/Issue</i> | <i>Model Approach/Success Stories</i> |
| Mitigating interior and exterior air quality problems | <ul style="list-style-type: none"> • Tlingit-Haida Regional Housing Authority teaching models. • Proposal: Regional Housing Authorities can be conduit for information/education from Environmental Protection Agency, Indian Health Service, Denali Commission, Alaska Native Tribal Health Consortium (ANTHC), Village Safe Water Program – Monthly Teleconference Alaska Tribal Air Working Group; BIA; HUD. |
| Integrating cultural and economic principles into community development | <ul style="list-style-type: none"> • Kwinhagak – interagency work group – multiple agencies addressing re-building 55 homes – mold issues; University of Alaska Fairbanks – cold climate research center designing prototype. |

| Topic 4: Leveraging Funding and Finance | |
|---|--|
| <i>Challenge/Issue</i> | <i>Model Approach/Success Stories</i> |
| Need more LIHTC (Low Income Housing Tax Credit Program) allocations in Alaska | <ul style="list-style-type: none"> • Build on previous statewide Low Income Housing Tax Credit summit but with more Native/rural focus. |
| Need to adjust HUD income limits in Alaska | <ul style="list-style-type: none"> • Emulate strategies used during Neg Reg (negotiated rulemaking). |
| Need to build administrative capacity | <ul style="list-style-type: none"> • Management training offered by Doyon Management Training (relevant courses). |
| Need to help families improve creditworthiness | <ul style="list-style-type: none"> • Aleutian HA, Cook Inlet Lending Center. |
| Need to resolve deed of trust issues | <ul style="list-style-type: none"> • BIA Realty/BLM study in Akiachak Community and NeighborWorks BIA Land Title Records Office study. |
| Streamline requirements from multiple funding sources | <ul style="list-style-type: none"> • Multiple job intake forms from state and regional associations in Bethel. |
| Need collaboration to address energy cost | <ul style="list-style-type: none"> • Alaska Housing Finance Corporation (AHFC) weatherization program for collaboration to address energy cost. |
| Need to expand financial education | <ul style="list-style-type: none"> • Alaska Housing Home Choice and Fairview Rec Center as examples to expand financial education. |
| Need education IDAs (Individual Development Accounts) | <ul style="list-style-type: none"> • Cook Inlet Housing Authority, Aleutian Housing Authority. |
| Need to expand community involvement and buy-in | <ul style="list-style-type: none"> • Rural Cap Energy Wise model for developing community based buy-in. • Denali Commission. |

| Topic 5: Housing as an Engine of Economic Development | |
|---|---|
| <i>Challenge/Issue</i> | <i>Model Approach/Success Stories</i> |
| Stability of leadership/council | <ul style="list-style-type: none"> • Yuyurraq – the way of life used in Emmonak and Mt. Village. • Government of St Paul – growing and maintaining leadership. |
| Personnel training, i.e., college course, skill development | <ul style="list-style-type: none"> • Cook Inlet Tribal Council (CITC) career ready program – skill development for long career. • ANCSA (Alaska Native Claims Settlement Act) Education Consortium –statewide scholarship and education foundations. |
| Topic 6: Creating Energy Programs for Community Sustainability | |
| <i>Challenge/Issue</i> | <i>Model Approach/Success Stories</i> |
| High Cost of Transportation for Energy, Goods and other Materials in Rural Alaska | <ul style="list-style-type: none"> • Napaimute community has community business to export cord wood on barges to other communities in the region. • Tok and Tanana and Fort Yukon have projects to use biomass as a local energy resource. • Emmonok now using drift logs as a building resource. • Stebbins has community project to collect drift wood washed up on shore of Bering Sea. To be used for building purposes. • Kodiak and Kotzebue have projects to utilize wind energy. |

Comments and Recommendations Regarding the HUD Housing Needs Study

Overview

On the afternoon of the second day participants reconvened into their breakout groups to review questions from the 1996 Assessment of American Indian Housing Needs and Programs Final Report. Participants were provided copies of the Executive Summary from the 1996 Report, the complete household survey instrument, as well as surveys of Indian Housing Authorities (IHAs), tribal housing staff and tribal leaders.

Organization of Summary

Since each breakout group used the same format for discussion, this summary compiles results from two breakout groups according to the following categories:

1. Household Survey
2. Housing Entity Survey
3. Tribal Leader Survey
4. The Most Important Thing to Keep in Mind About the HUD Housing Needs Study

This summary compiles participant discussions that were captured by the breakout facilitators on flipcharts as well as notes from meeting note takers.

Household Survey

Outreach

- Provide tribes with the language of the Congressional mandate.
- Advance notification:
 - Explain purpose and potential community gains.
 - Local pre-meeting support.
 - Scheduling issues are key; sometimes people are just not available.
 - Tradition marketing opportunities (posters, conferences, via Alaska Federation of Natives).
 - Push the need through high schools (marketing).
- Broader marketing/awareness outreach.

Domains/Topic Areas

- How much does it cost to operate a household, by specific categories or ask percent of monthly income to maintain a household?
- Other income questions (child support, etc.). Add codes for Alaska.
- Page 45, G and H – Which deal with “Indian Land” is inappropriate for Alaska.
 - Domain G, Reasons for Living on Indian Land.
 - Domain H, Reasons for Living Outside Indian Land.
- Incorporate topics/issues/barriers from sessions into survey.
- Differentiation between “on/off native land” is not relevant in Alaska – use “rural versus urban.”
- Page 15, G. Alaska specific section for ‘Reasons for Living “where you live.”’
 - G. “Reasons for Living on Indian Land” in Indian Household Survey
- Lower threshold for household number.

Missing Items

- Questions on how healthy the home is: mold, lead paint.
- General health questions.
- Joint custody issues?
- Barriers to achieving affordable housing.

- What's working in the local environment?
- Incarcerated household members.
- Questions about cost of freight.
- Questions about foundations (permafrost; items that drive high cost).
- Energy efficient feature appliances.
- Questions about ventilation.
- Questions about Cost of fuel (heating and transportation).
- Seasonal changes (or not) in cost of living items (fuel, groceries).
- Honey buckets (alternative plumbing).
- Alternative energy sources – Would they use them if had the option?
- Climate change and seasonality questions.
- Accessibility questions.
- Questions that get at “hidden homelessness” (overcrowding).
- Condition of home related to mold, quality (list given by HUD previously).
- Frozen pipes (has leaking...).
- Safety issues (fire exits).
- Secondary/alternate heating sources.
- Administrative capacity of the TDHE
- Length.
- Interviewers – language barriers, trust issues.
- Ensure.
- Interviews are conducted in person.
- Dwelling age.
- Apparent environmental issues (e.g., mold, smoke sources).

- Land condition (erosion, flooding).

Troubling Questions from the '96 Survey

- Did people answer questions about sources of income?
- Terminology across the survey is inappropriate for Alaska – need to have a local translation.
- Page 2, Questions A. 3.- 4. – Material questions may be irrelevant
 - A.3 “Exterior materials:”
 - A.4 “Roof materials:”
- Page 2, Question A.5. – Add additional categories of condition.
 - A.5 Exterior Condition: “Excellent or Good” or “Needs Minor Repair”
- Page 3, Question A.6. – Differentiate state vs. local roads – connectivity.
 - A.6 “Access:”
- Page 6, Question B.10. – Subsistence foods.
 - B.10 “Does the unit provide sufficient space for food storage?”
- Page 10, Questions D. 1-2. – Revise lists.
 - D.1 “I’m going to list specific features of a house or apartment that some people consider important. How desirable are these features to you?”
 - D.2 “If you were moving, and it made a big difference to the cost, how willing would you be to give up (FEATURE)?”

Housing Entity Survey

Domains/Topic Areas

- How would we include people in transition in the random sample?
- How to define homelessness – villages vs. urban areas (overcrowding?) – measure overcrowding by square feet per person.

Missing Items

- In some villages there may be more than one tribe – phantom villages.
- Total cost for housing, percent of income devoted to living in houses.
- Barriers to achieving affordable housing.
- What's working in the local environment?
- Local pay scales impact ability to maintain houses.
- Alaska, is your land protected?
- Are there available units not being used? Why?
- Questions about preferences of systems (e.g., do only elderly qualify, but not young, etc.).
- Thoughts on multi-family units.
- Administrative capacity of the TDHE.
- Relationship/tension between regional housing authorities and the tribal housing programs.
- Get at energy efficiency issues.

Troubling Questions from the '96 Survey

- Page 78 should get at energy costs (and high cost of energy).
 - Page 78 is from the IHA Interview Guide from the '96 Report.
- Add high rent and poor energy efficiency.

Tribal Leader Survey

Domains/Topic Areas

- Look at questions that have been developed for previous regional/state surveys on housing.
- Do not tie questions to the formula.

Missing Items

- Barriers to achieving affordable housing.
- What's working in the local environment?
- Local pay scales impact ability to maintain houses.
- Ask about isolated areas (extremely remote) vs. urban.
- Definition of homelessness?
- Do members have financial literacy?
- Thoughts on multi-family.
- Do you think the housing program is self-determined?
- Do you know the rules and regulations of federal housing?
- Two versions - rural versus urban (with/without housing authorities).
- Desire/need for Alaska-specific survey (existing separation by race [AI/NA]).
- Shortage of affordable, available, appropriately sized housing.

Troubling Questions from the '96 Survey

- Clarify language to fit the local situation:
 - Clarify who the questions are asking about (see number 11, page 76). In Barrow, for example, this could refer to two different groups.
 - 4-8 do not fit Alaska as written (have an Alaskan re-write them).
- Throughout - reference point for "rating scale."
- Revise leading questions.
- Give choices including "other."

- Page 76, Question 2 – Explore definition of homelessness; include overcrowding and transitional as homelessness issue.
 - 2. “Is homelessness a problem in your reservation/trust land/village area?”
- Question 4 – Replace “reservation/tribal lands” with “reservation/tribal/native land” (add to entire instrument).
- Page 77, Question 15 – Include rating scale.
 - 15. “Overall, how would you rate the service your community has received from the following agencies?”
- Page 76, Question 5 – Omit.
 - 5. “What factors influence how households living on the (reservation/ trust lands) make decisions about whether to live in private housing or government-subsidized Indian housing?”
- Questions 10-13 not relevant in Alaska based on law/structure.

The Most Important Thing to Keep in Mind about the HUD Housing Needs Study

At the end of Day Two discussion on survey questions and outreach, participants were asked to write down, individually, their response to the following question, “PD&R, as you move forward to implement this study, the most important thing to keep in mind is...” Listed below are the verbatim responses to that question grouped together by common themes.

Alaska has a Diversity of Tribes and Unique Demographics

1. That Alaska is a very large state that is greatly misunderstood and under-represented in most studies that are conducted in our state.
2. Alaska’s size, special needs.
3. Alaska’s unique demographics, geographic, and economic conditions.
4. The diversity of the tribal nations in Alaska.
5. Alaska is unique (if you haven’t heard it enough). What other state, if put on scale with the United States, has an area from Minnesota to California with all the diversities that entails.
6. Alaska is different from the rest of the United States. We have a much higher cost of living; we are mostly rural, not on the road system, and have a lower employment rate.
7. Could you afford a house with all the other high cost of living out in the village in Alaska?
8. Alaska’s uniqueness and vast size, climate and topography differences, cultural differences, urban and rural significant differences, needs and costs, and land makeup. Not truly “Indian country/reservation” design.
9. The uniqueness of Alaska in space, time, and distance, in climate, constraints in cost, and need to produce housing.
10. The diversity of the State of Alaska.
11. No one tribe is a like all across the country. It would be the equivalent of calling Democrats and Republicans the same political party.
12. Alaska situation is unique and Alaska’s size makes it different from smaller tribes.
13. The diversity that exists among the recipients of NAHASDA funds.
14. Alaska is a unique state with unique needs.

15. The transportation cost of different areas of the state/nation
16. The need for affordable and energy efficient housing in rural villages in Alaska.

Alaska is Dramatically Different From the Lower 48

1. Alaska tribal entities exhibit significant differences when compared to tribes in the Lower 48. This study will not be used to provide regional information but we are very interested in capturing the very real need here.
2. Alaska is unique and has many challenges; should not be construed to be like Lower 48 reservation tribes.
3. The State of Alaska Native housing needs are different compared to Lower 48 because of the distance in transportation and materials to construct the houses.
4. Alaska is so different from the Lower 48.

The Importance of Portraying Alaska Accurately

1. The data cannot be misleading.
2. The study should not be used to address Indian Housing Block Grant Formula issues if the data for Alaska is less credible than the data for other regions.
3. The effect this survey will have in continuing an historical understatement of Alaska housing needs in the statistical analysis of the household surveys.
4. It does not represent all of the issues facing our housing needs in Indian Country.
5. (1) Take the time to do it right, (2) Alaska needs a separate instrument.
6. Use the correct census data.
7. Asking questions that make sense to the region you live in.
8. Determining what best represents the people or customers in your survey project.
9. Gather as much information as possible from interested homebuyers.
10. Make sure that the questions refer specifically to affected area and have sufficient funds to help support the projects.
11. Make sure the survey is done so it is equal to what is gathered in the Lower 48.
12. (1) Every village and housing authority must have representation in the survey process (have a voice/be surveyed), (2) cannot be part of formula!

13. Make it easily understandable, use simple language, and know your target audience.
14. Adhering to statistical, quantifiable paradigm.
15. To accurately determine the needs of all of Alaska.
16. Accurately portraying our needs is of utmost importance.
17. Make certain questions asked are not just in the negative or have negative multiple choice answers (as was common in the '96 surveys) and make certain data is offset by accomplishments of tribal housing.
18. To be truthful and accurate and do not offend anyone you are surveying. Please ask if it is okay to ask this question because some may be embarrassed.
19. To work with accurate information that was pointed out during the sessions.
20. How to achieve more representation for Alaska in the sampling to achieve reliable results for our area.
21. Do a meaningful sampling of Alaska's tribes. The state is huge and the tribal communities are very different in relation to housing conditions and needs.
22. There is room for possibilities to make it better.
23. Alaska cannot be surveyed the same way as the Lower 48 if HUD wants to get an accurate assessment of needs in Alaska.
24. How you portray Alaska Natives in your executive summary will influence the decision-makers for years to come.
25. Planning and design: assessment of land needs where housing will be built in Alaska.
26. NAHASDA housing needs to improve the Housing Authorities and use Alaska Native companies.

The People of Alaska

1. Ask for help from the people who understand this best, the tribal members.
2. As much as possible, gain buy-in from the people for household surveys by explaining the purpose and limits of survey. They need to know it will benefit the community to participate.
3. The people in rural Alaska.
4. Listen and respond appropriately.

5. Respect.
6. Remain engaged with tribes and TDHEs through the process and send to Alaska delegation.
7. Listen to Alaskans.
8. Learn to communicate with a native culture on their terms in order to get the information you need and that will get you the results you are trying to accomplish.